CITY OF BELLEVIEW AGENDA
City Commission Meeting

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
November 18, 2025
6:00 PM

Christine Dobkowski, Mayor
Seat 2 Ray Dwyer, Commissioner
Seat 3 Ronald T Livsey, Commissioner
Seat 4 Robert "BO" Smith, Commissioner
Seat 1 Michael Goldman, Commissioner

Welcome to the City of Belleview Commission meeting. The Commission regularly meets the first and third Tuesday of every month at 6:00 pm, unless otherwise noted. The Commission meetings are open to the public, and the Commission encourages and values your opinions as they move forward in the decision-making process.

As a courtesy to others, please silence your cell phone or other electronic devices before entering the Commission Chambers. If you need to take a call, please step outside.
In accordance with the Americans with Disabilities Act, persons needing assistance with any of these proceedings should contact the City Clerk's office at least 48 hours in advance of the meeting at Lmerritt@belleviewfl.org or 352-245-7021 extension 2109.

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE - COMMISSIONER GOLDMAN

ROLL CALL

APPROVAL OF MINUTES

Approval of the 11-04-25 Commission Meeting Minutes
11-04-2025 Minutes

PUBLIC HEARING: FIRST READING

Ordinance 2025-10: Annexation of 45367-000-00
Ordinance 2025-10
Staff Report
Location
Business Impact Estimate_Leaders Ord. 2025-10.docx

Ordinance 2025-11: Rezoning of 45367-000-01 from AG to B-5
Ordinance 2025-11
Staff Report
Location
Business Impact Estimate Leaders Ord 2025-11

PROCLAMATION:

National GIS Day Proclamation
11-18-25 National GIS Day Proclamation

UNSCHEDULED AUDIENCE:

Unscheduled Audience

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

Updates: City Clerk

Development Services: 484 Business Park North Phase 1 Master Plan
Master Plan

Updates: Finance Department

Updates: Public Works Department

Updates: Chief of Police

Updates: Information Technology

Updates: City Attorney

Updates: City Administrator

COMMISSION UPDATES:

Commission Updates

Approval of Minutes

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Approval of the 11-04-25 Commission Meeting Minutes

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Approval of Minutes

BACKGROUND:

RECOMMENDED ACTIONS:

Motion to approve as received or as amended the 11-04-25 Commission Meeting Minutes

ATTACHMENTS:

11-04-2025 Minutes

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

CITY OF BELLEVIEW
CITY COMMISSION MEETING
MINUTES

Belleview City Hall
Commission Room
5343 SE Abshier Blvd.
Belleview, FL
November 4, 2025
6:00 PM

Mayor CHRISTINE K. DOBKOWSKI
Seat 1 MICHAEL J. GOLDMAN
Seat 2 RAY DWYER
Seat 3 RONALD T. LIVSEY
Seat 4 ROBERT "BO" SMITH

MOMENT OF SILENCE/PLEDGE OF ALLEGIANCE – Commissioner Goldman

ROLL CALL OF COMMISSIONERS: Present: Dwyer, Livsey, Smith, Goldman, Dobkowski

APPROVAL OF MINUTES:

a. **10-21-2025 Commission Meeting Minutes**

Motion made by Commissioner Smith to approve the 10-21-2025 Commission Meeting Minutes as presented; seconded by Commissioner Dwyer.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

PUBLIC HEARING: RESOLUTION

a. **Resolution 25-08 Lien Search Fee**

Mayor Dobkowski read Resolution 2025-08, Lien Search Fee, Title Only. Clerk Merritt reviewed the Resolution which increases the current fee for lien searches from $75.00 to $100.00 This fee is paid by title companies and/or real estate brokers.

Mayor Dobkowski stated this is a Public Hearing and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Smith to approve the 10-21-2025 Commission Meeting Minutes as presented; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

PRESENTATION:

a. **FOG (Fats, Oils, and Grease) Presentation**

Laura Gary, Cross Connection & IP/FOG Coordinator, reviewed the City of Belleview's FOG (Fats, Oils, and Grease) program, which aims to prevent sewer blockages and overflows by regulating the disposal of these substances from food service establishments and other businesses that produce them. The Commission thanked Mrs. Gary for her excellent presentation.

b. Trunk or Treat Event Wrap Up

Community Engagement Liaison, Bob Vass, gave an overview of the October 25, 2025 Trunk or Treat event and showed a drone video of the event recorded by Chief Plant Operator, Richard Dyches.

SCHEDULED AUDIENCE:

a. Joe Reichel

Betty Otereo attended the meeting in Mr. Reichel's stead and gave an overview of the current status of the Belleview CEP and membership, provided a recap of recent events, and invited the Commissioners to their upcoming events.

UNSCHEDULED AUDIENCE:

No one came forward.

OTHER CITY BUSINESS/DEPARTMENT UPDATES:

a. Community Events Liaison: Update on Proposed 2026 July 4th Fireworks Show

CEL Vass reviewed information and costs for the proposed event on July 4, 2026. City costs may range from approximately $28,000-50,000. CEL Vass has initiated conversations with potential sponsors for funds and in-kind donations and has contacted the Belleview CEP. Administrator Moody stated that Marion County is also working on securing sponsorships to cover the costs of all fireworks shows.

The Commission discussed the costs further and CEL Vass stated all departments and stakeholders will meet to obtain a clearer financial figure as planning goes forward.

b. City Clerk: Orange Data Agreement

Clerk Merritt presented an agreement for Orange Data, which provides lien search services. The City will provide data to the company, which will then collect all fees and perform the lien searches, saving valuable staff time. Orange Data will receive 20% of the lien search fee and the City will receive 80% of the fee.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve the Agreement with Orange Data; seconded by Commissioner Dwyer.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

c. City Clerk: Release of Lien for 3706-007-008

On February 5, 2025, a lien was placed on 5249 SE 106th Lane. At the time of filing, the City was unaware that the property had already entered foreclosure. Therefore, the collection of fees is not legally achievable, and the lien must be released.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Goldman to approve the Release of Lien for 3706-007-008; seconded by Commissioner Smith.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

d. Development Services: Parcel Split for 37231-001-00

Development Services Director Chancey stated the subject parcel is owned by BSS Belleview LLC and is located to the north of Mavis Tires & Brakes. The developer would like to split the parcel for development of a Dutch Bros and possibly a bank. Any further splitting of this parcel would require a re-plat application.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Dwyer to approve the Parcel Split for 37231-001-00; seconded by Commissioner Livsey.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

Commissioner Goldman exited the meeting at 6:44 PM

DSD Chancey informed the Commission that Development Services has received three final plats for legal review including One Oak Development, Bellehaven Phases II and III.

e. Finance Department: N/A

f. Public Works: Debris Collection Site and Monitoring Services Contract

Public Works Director Titterington stated that Florida Department of Environmental Protection is now requiring all municipalities and counties have contracts in place for Debris Monitoring and Collection Sites. The collection site location is adjacent to the Marion County DMS and monitoring will be performed by Tetra Tech, Inc as a “piggyback” contract to Marion County’s

agreement. Attorney Landt reviewed the agreement and determined it meets the requirements to "piggyback."

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Livsey to approve the piggyback; seconded by Commissioner Smith.

Mayor Dobkowski asked whether the motion needed to include any additional language. Attorney Landt requested a friendly amendment to state the motion to approve pending final legal review of the City's agreement with Tetra Tech, Inc.

Commissioner Livsey approved the language of the friendly amendment made the motion; seconded by Commissioner Smith who accepted the friendly amendment.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Dobkowski
Absent: Goldman

g. Police Department: N/A

h. Information Technology: N/A

Commissioner Goldman re-entered the meeting at 6:48 PM

i. Legal Services: Collective Bargaining Agreement

Attorney Landt, Administrator Moody, and Chief Holland were appointed to a committee for Collective Bargaining with the Fraternal Order of Police (FOP) in June 2025. After several rounds of negotiations, all of the articles within the CBA have been accepted by the committee and the union members. Attorney Landt presented the three (3) year agreement for Commission approval.

Mayor Dobkowski stated this is a Public Meeting and asked if anyone in the audience had any comments. No one came forward.

Motion made by Commissioner Livsey to approve the Collective Bargaining Agreement; seconded by Commissioner Smith.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

j. Administrator: N/A

COMMISSION UPDATES:

Commissioner Dwyer: N/A

Commissioner Livsey:

Discussed a recent dog attack in his neighborhood where the dog's owner had to sign an affidavit with Marion County to have a dangerous dog registered. The Commission discussed the Marion County policies.

Commissioner Livsey played a video of a bear going through the trash cans behind his home. He stated instances such as this are the reason he has wanted laws in place for the last three years that require citizens bring cans in from the road at night. Commissioner Goldman suggested Commissioner Livsey initiate a community program to address the trash can issue.

Commissioner Goldman: N/A

Commissioner Smith:

The league president at the baseball fields at the Sports Complex requested the use of the City's portable tower lights while the lighting work is in progress. The season ends on November 21; PWD Titterington stated they are available until Light Up Lake Lillian.

Motion made by Commissioner Goldman to approve the use of the lights at the ballfield; seconded by Commissioner Smith.

Motion was called by a roll call vote. Ayes: Dwyer, Livsey, Smith, Goldman, Dobkowski

Mayor Dobkowski:

Mayor Dobkowski shared the information that Florida Express Environmental was acquired by a new company and the Commission will need to accept the assignation of the contract transfer at a future meeting. Attorney Landt stated that unless there is a belief they are unable to fulfill the terms of the existing agreement, the City must accept it.

Adjournment: Meeting adjourned by Mayor Dobkowski at 7:03 PM.

Attest:

_____

Lezli Merritt, MPA
City Clerk

Public Hearing: Ordinance 2025-10

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Ordinance 2025-10: Annexation of 45367-000-00

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

This application, initiated by the developer, annexes the property into the City of Belleview. The property is surrounded by agricultural properties. The property has access to US HWY 441. The property is currently served by a well and septic; however, future development will remove all structures from the parcel to provide an on-site drainage area and part of a retail building. The property to the immediate east is part of the same project and has a pending application to rezone to commercial zoning.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2025-10 as presented or amended, first reading, title only.

ATTACHMENTS:

Ordinance 2025-10
Staff Report
Location
Business Impact Estimate_Leaders Ord. 2025-10.docx

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

ORDINANCE NO. 2025-10

AN ORDINANCE ANNEXING TO THE CITY OF BELLEVIEW, FLORIDA, CERTAIN LANDS IN MARION COUNTY, FLORIDA, PURSUANT TO CHAPTER 171, FLORIDA STATUTES, PROVIDING FOR TERMS AND CONDITIONS OF SAID ANNEXATION AND DESCRIBING THE AREA TO BE ANNEXED, AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a Petition for immediate annexation of the following parcel of land, lying and being in the unincorporated area of Marion County and lying contiguous to the City of Belleview, Florida, has been filed with the City of Belleview; and

WHEREAS, said land is comprised of **one (1) parcel, totaling 12.35** acres more or less; and

WHEREAS, said properties are more particularly described herein-below and is comprised of land lying and being in Marion County, Florida; and

WHEREAS, Marion County has submitted no objection to annexation by the City of Belleview of the herein described lands; and

WHEREAS, Marion County has existing Comprehensive Plan Future Land Use (FLU) and Zoning designations on said lands as follows:

Marion County Tax Parcel	**FLU**	**Zoning**
45367-000-00	EC	A-1

WHEREAS, the properties to be annexed will be subject to the City Comprehensive Plan Future Land Use designation and the City of Belleview zoning classification most consistent with the existing classifications (unless otherwise requested by the property owner) as designated on the official maps of Marion County Florida; and

WHEREAS, the City of Belleview believes it is in the public interest for said land to be annexed into the City in accordance with Section 171.044, Florida Statutes; and

WHEREAS, said unincorporated area to be annexed meets the standards of Section 171.042, Florida Statutes, and such required reports setting forth plans to provide urban services are on file with the City Engineer; and

WHEREAS, said unincorporated areas to be annexed meet the general standards of Subsection (1) and Subsection (2)(c) of Section 171.043, Florida Statutes.

NOW, THEREFORE, BE IT ORDAINED by the City Commission of the City of Belleview, Florida, as follows:

Section 1. The City Commission of the City of Belleview, Florida, in accordance with the powers given and granted to said City of Belleview in and by Chapter 171, Florida Statutes, does hereby extend the City limits of the City of Belleview so as to include therein the following described territory, which is adjacent thereto and more particularly described as follows:

The following described parcels of land owned by E2 Farm:

SEC 06 TWP 17 RGE 23
COM AT THE NE COR OF NE 1/4 OF SEC 6 TH N 89-29-57 W 501.02 FT TH S 00-50-57 W 50 FT TO THE POB TH CONT S 00-50-57 W 949.59 FT TH N 89-25-55 W 523.07 FT TH N 00-34-14 E 332.92 FT TH N 89-27-28 W 63.41 FT TH N 00-34-14 E 615.99 FT TH S 89-29-57 E 591.10 FT TO THE POB

Parcel Identification Number: 45367-000-00

Said parcel of land also being depicted on the map attached hereto as Exhibit A.

Section 2. The properties to be annexed shall be subject to City taxes and debts in accordance with Section 171.061 Florida Statutes.

Section 3. No homestead located in said area shall be reduced in area because of its inclusion in the City Limits of the City of Belleview.

Section 4. The additional territory annexed shall retain the comprehensive plan future land use and zoning classifications existing at the time this ordinance is approved, as those classifications appear in the comprehensive plan and zoning ordinances of Marion County, Florida, until such time as the City of Belleview adopts a comprehensive plan future land use and zoning designation for the annexed property as described above.

Section 5. The comprehensive plan future land use and zoning designation adopted by the City for the additional territory annexed herein shall be based upon the City future land use and zoning district which is in compliance with its Comprehensive Plan and which is closest to the Marion County future land use and zoning classification in effect at the time of annexation or as otherwise requested by the property owner.

Section 6. All ordinances or parts of ordinances in conflict with this ordinance are to the extent of such conflict repealed.

Section 7. It is the intention of the City Commissioners and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances for the City of Belleview, Florida; that the sections of this ordinance may be renumbered or re-lettered

to accomplish such intention; and that the word "ordinance" may be changed to "section," "article," or other appropriate designation.

Section 8. This Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon **First Reading** by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on the 18th day of November, 2025. Said ordinance was duly read, passed, and adopted upon **Final Reading** by a _____ vote of the City Commission of the City of Belleview, Florida at a Public Hearing held on the 16th day of December, 2025.

_____
CHRISTINE K. DOBKOWSKI
Mayor

Attest:

_____
Lezli Merritt
City Clerk

Approved as to Form and Legality for the
Use and Benefit of the City of Belleview only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

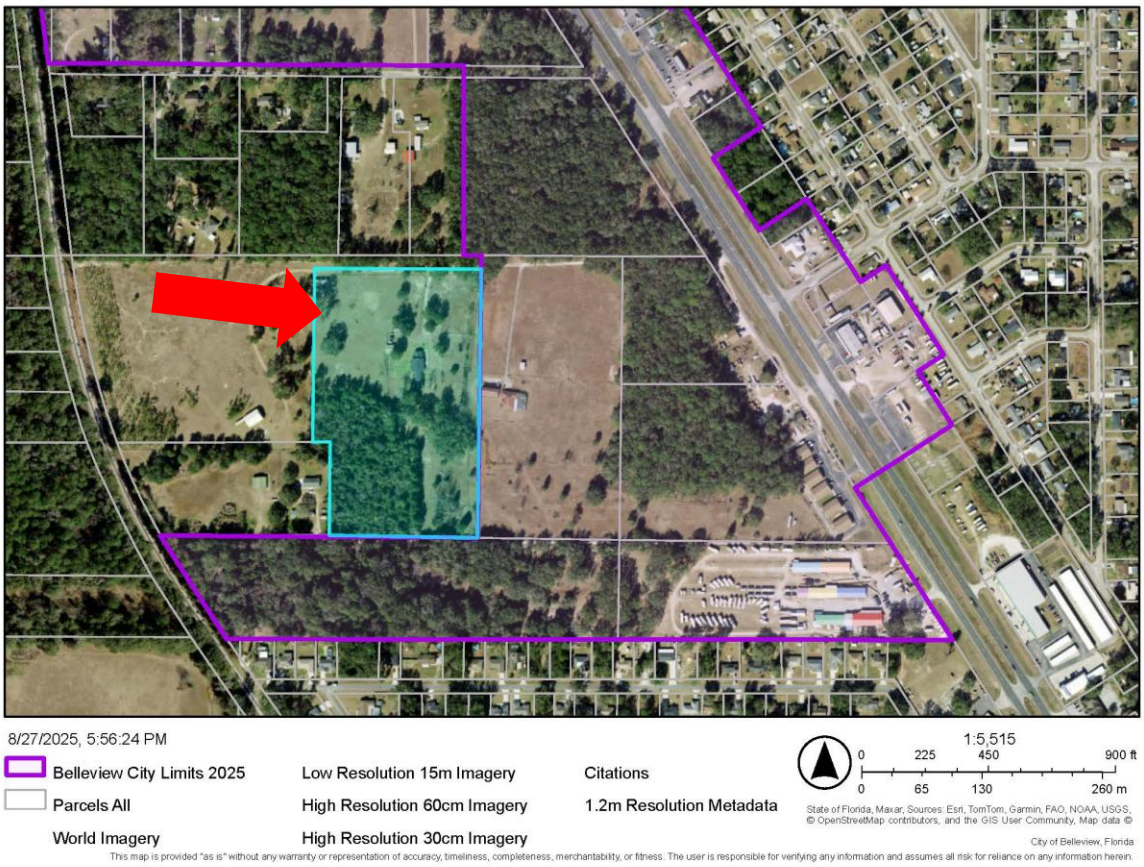
I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the _____ and _____, 2025 edition of the Voice of South Marion newspaper in accordance with Florida Statutes.

_____
Lezli Merritt
City Clerk

Exhibit A

City of Belleview
Leaders Companies LLC Annexation – AN25-0002

E2 Farm



CITY OF BELLEVIEW

Date: 08/27/2025

Planning & Zoning Board Hearing: 10/14/2025
Commission: First Reading 11/18/2025 - Final Reading 12/16/2025

Application Number:
AN25-0002

Project Number:
JAN25-0002

Application Type:
Annexation

Request:
Annexation 45367-000-00

Owner/Applicant:
E2 Farm/Leaders Development

Agent/Engineer/Architect:
Leaders Companies, LLC

Related Applications:
SSC25-0002
RZ25-0001
RZ25-0002

Parcels #:
45367-000-00

Acreage:
12.35 +/-

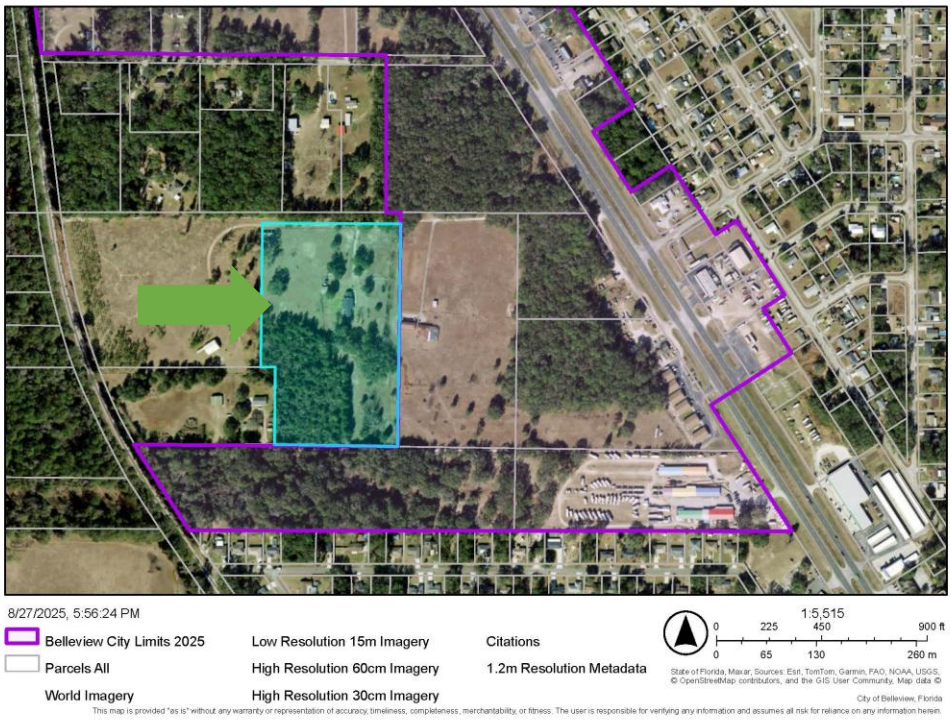
Future Land Use:
Marion County – Employment Center

Zoning:
Marion County – A-1

P&Z Recommendation:
Approve

LOCATION MAP

E2 Farm



Location
This property is located at 12050 S US HWY 441, which is behind Look-A-Like Plaza. The subject property appears to be located in an area of minimal flood hazard, Zone X, as found on the Community Panel Number 12083-C0741D.

Request
This application is a request to annex one property owned by E2 Farm.

Background
This application, initiated by the developer, annexes the property into the City of Belleview. The property is surrounded by agricultural properties. The property has access to US HWY 441. The property is currently on a well and septic, however, future development will remove all structures from the parcel in order to provide an onsite drainage area and part of a retail building. The property to the immediate east is part of the same project and has a pending application to rezone to a commercial zoning.

Table 1

Location	1 parcel totaling 12.35 acres +/-. Parcel number 45367-000-00
Property Owner(s)	E2 Farm
Surrounding Future Land Use Designations	North: Commercial (County) South: Commercial (City) East: Commercial (City) West: Commercial (County)
Surrounding Zoning Designations	North: A-1 (County) South: AG (City) East: AG (City) West: A-1 (County)
Surrounding Existing Uses	North: Residential (County) South: Agricultural (City) East: Residential (City) West: Residential (County)
Soil Information	ARB (Soil Survey of Marion County, Florida)
Flood Zone	The subject properties appear to be located Flood Zone X, as found on Community Panel Number 12083-C0741D.

STAFF ANALYSIS:

1. **Concurrency**

   Sanitary Sewer – This property has not previously been connected to City sewer. Sewer lines are present along S US HWY 441. Development of this parcel will require connection to sewer at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

   Potable Water – This property has not previously been connected to City water. Water lines are present along S US HWY 441. Development of this parcel will require connection to City water at developer expense. Public Works staff has indicated adequate capacity to serve the proposed land use and zoning.

   Solid Waste – This property has not previously received solid waste services. Property will be required to provide their own commercial solid waste services.

   Drainage – Future development will be required to meet St. John's Water Management District and City of Belleview drainage requirements. The site contains Arredondo soil which is well drained and suitable for development.

   Schools – No impacts on Marion County schools will result from this application. Marion County School Board planners have been notified of this application.

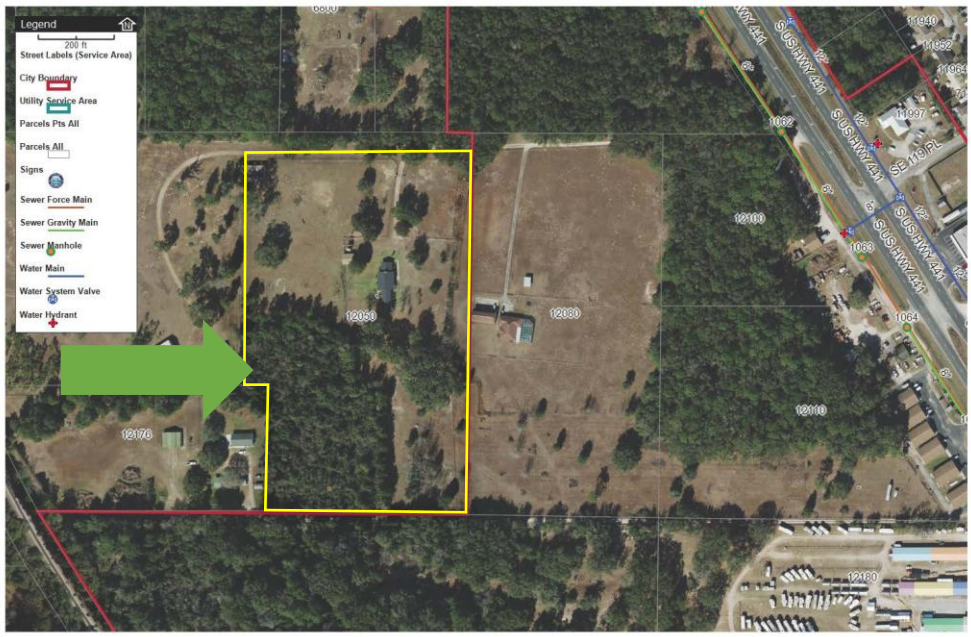
2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject property is located in a residential/commercial area and are surrounded by commercial and residential properties.
4. **Sprawl Control** – The proposed amendment is consistent with the urban sprawl control requirements of 163.3177(6)(a)9, Florida Statutes.
5. **Consistency with Adopted Codes and Standards** – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application AN25-0002 to annex subject properties from Marion County.

Additional Maps

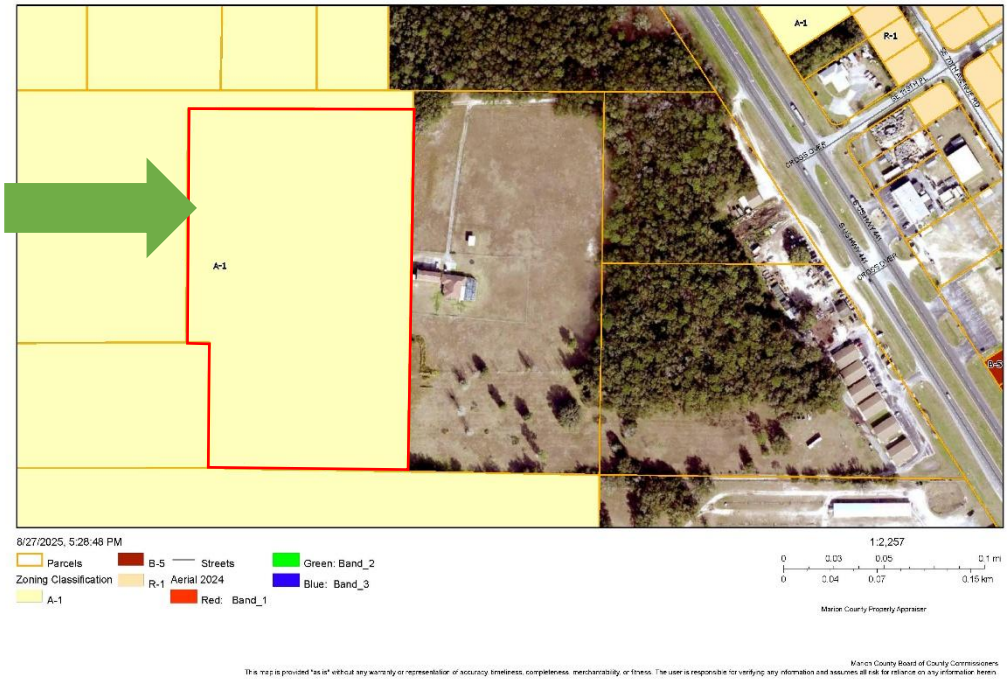
Utility Lines



Marion County Future Land Use



Marion County Zoning



8/27/2025, 5:28:48 PM

Parcels
Zoning Classification
A-1
B-5
R-1
Streets
Aerial 2024
Red: Band_1
Green: Band_2
Blue: Band_3

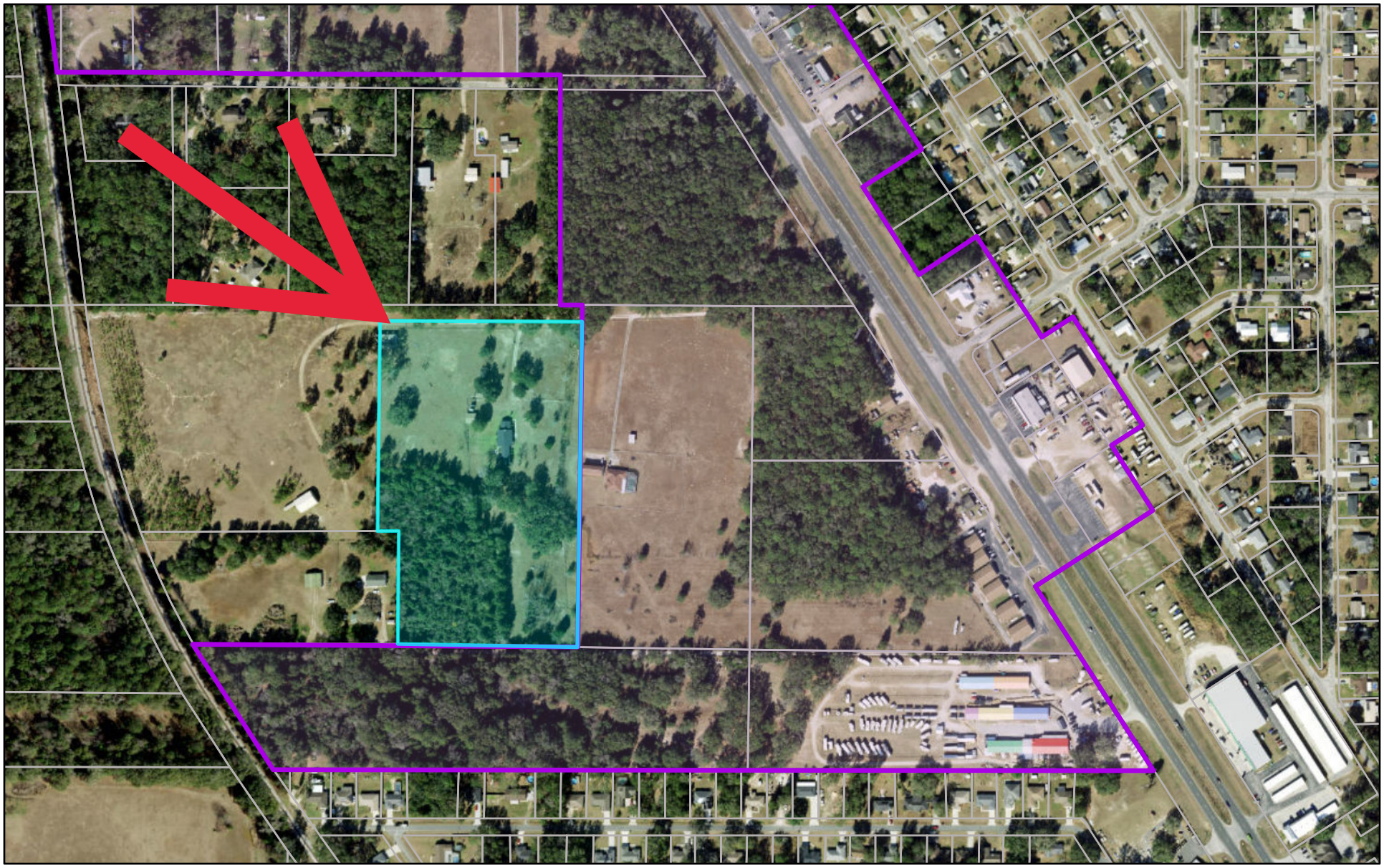
1:2,257

0 0.03 0.05 0.1 mi
0 0.04 0.07 0.15 km

Marion County Property Appraiser

Marion County Board of County Commissioners
This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

E2 Farm



8/27/2025, 5:56:24 PM

1:5,515

0 225 450 900 ft

0 65 130 260 m

Belleview City Limits 2025

Parcels All

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

State of Florida, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data ©

City of Belleview, Florida

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Business Impact Estimate

This form should be included in the agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Belleview's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Ordinance 2025-10 Leaders Companies LLC Annexation

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
    b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
    c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
    d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City of Belleview hereby publishes the following information:

[1] *See* Section 166.041(4)(c), *Florida Statutes*.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Ordinance 2025-10 is proposed to annex parcel 45367-000-00 into the city limits of Belleview. This parcel will be incorporated into a proposed "Big Box" project.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There are likely to be direct compliance costs associated with Ordinance 2025-10. The applicant/owner of the property intends to propose a "Big Box" store on this property. There are costs to be incurred by the applicant/owner, such as application fees, impact and/or connection fees related to water & sewer connections.

Ordinance 2025-10 does not impose any new charge or fee on businesses other than the owner.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No impact on businesses.

4. Additional information the governing body deems useful (if any):

Public Hearing: Ordinance 2025-11

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Ordinance 2025-11: Rezoning of 45367-000-01 from AG to B-5

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Public Hearing: First Reading

BACKGROUND:

The subject property is owned by Carole Anne Delucian, and is currently zoned AG with a commercial land use. Leader's Companies, LLC, is purchasing the property along with several others in the area to develop them for commercial use. This application, initiated by the developer, amends the Zoning Map of the City of Belleview (Chart 1). The property is surrounded by commercial and agricultural properties. The property has convenient access to S US HWY 441. The property to the west is being annexed as part of the same project, and a separate application will request the rezoning of that parcel.

RECOMMENDED ACTIONS:

Motion to approve Ordinance 2025-11 as presented or amended, on First Reading, Title Only.

ATTACHMENTS:

Ordinance 2025-11
Staff Report
Location
Business Impact Estimate Leaders Ord 2025-11

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

ORDINANCE 2025-11

AN ORDINANCE OF THE CITY OF BELLEVIEW, FLORIDA RELATING TO OFFICIAL ZONING MAP OF THE CITY OF BELLEVIEW, PURSUANT TO AN APPLICATION BY LEADERS COMPANIES, LLC; CHANGING THE OFFICIAL ZONING DISTRICTS MAP ON 11.50 +/- ACRES OF LAND WITHIN THE CORPORATE LIMITS OF THE CITY OF BELLEVIEW; PROVIDING SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, zoning application **RZ25-0002** for an amendment, as described below, to the City's Official Zoning Districts Map has been filed with the City by Leaders Companies, LLC; and

WHEREAS, the Planning and Zoning Board of the City of Belleview did on October 1, 2025, hold the required public hearing, with public notice having been provided, on said application for an amendment, as described below, to the City's Official Zoning Districts Map; and at said public hearing, the Planning and Zoning Board reviewed and considered all comments received during said public hearing and the staff Zoning Report concerning said application for an amendment, as described below, to the City's Official Zoning Districts Map, and which report recommended to the City Commission approval of said application for said amendment to the City's Official Zoning Districts Map; and

WHEREAS, the City Commission did on November 18, 2025, hold the required public hearing, with public notice having been provided, on said application for an amendment, as described below, to the City's Official Zoning Districts Map; and at said public hearing, the City Commission reviewed and considered all comments received during the public hearing, including the recommendations of the Planning and Zoning Board and the staff report concerning said application for such amendment to the City's Official Zoning Districts Map; and

WHEREAS, the City Commission has determined and found said application for amendment, as described below, to the City's Official Zoning Districts Map to be compatible with the Future Land Use Element objectives and policies, and with those of other affected elements of the City's Comprehensive Plan; and

WHEREAS, the City Commission has determined and found that approval of said application for rezoning, as described below, to the City's Official Zoning Districts Map, would promote the public health, safety, morals, order, comfort, convenience, appearance, prosperity or general welfare of the City and its Citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF BELLEVIEW, FLORIDA, AS FOLLOWS:

Section 1. Pursuant to zoning application RZ25-0002 by Leaders Companies, LLC, the

City's Official Zoning Districts Map designation is hereby changed from **AG Agriculture** to **B-5 Wholesale Business**, on the following described real property:

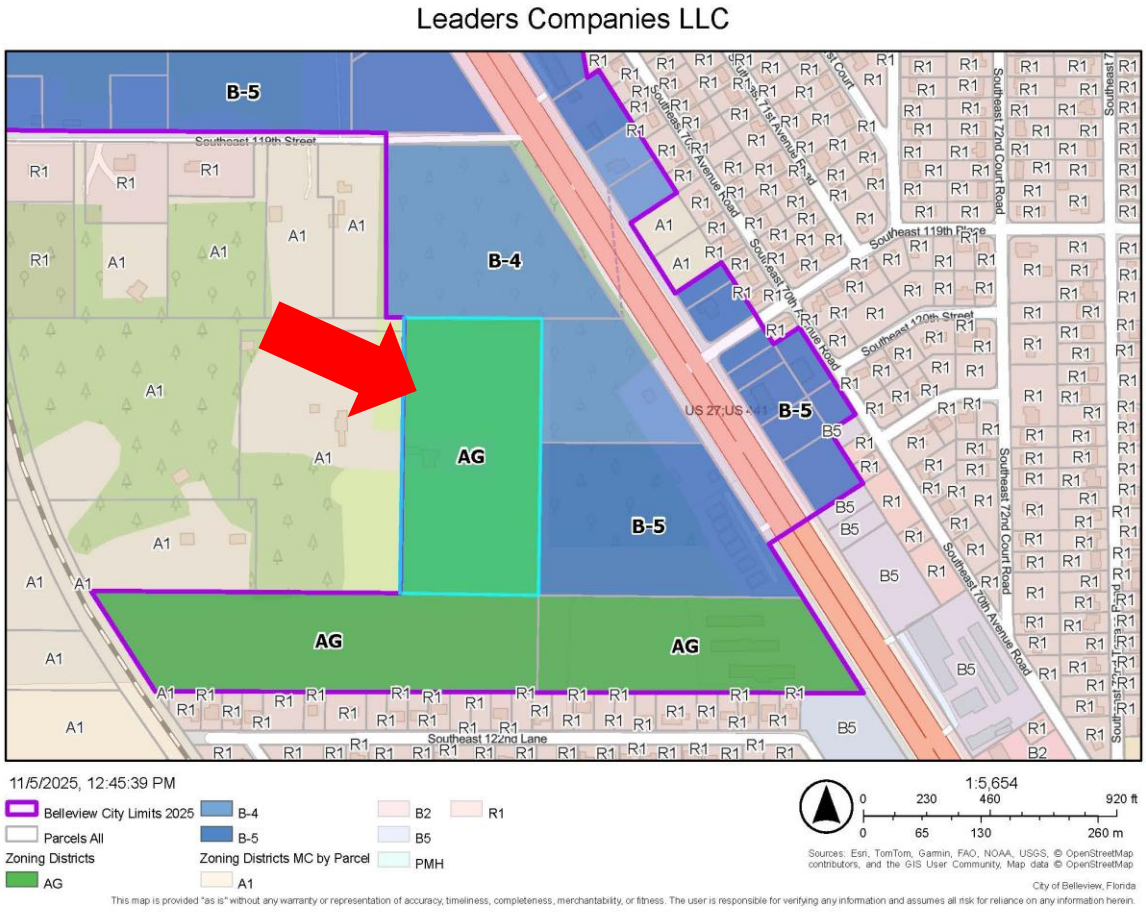
Legal Description

Beginning at the Northeast corner of the NE ¼ of Section 6, Township 17 South, Range 23 East, Marion County Florida, thence s. 00°50'57"W. along the East boundary of said NE ¼ a distance of 1000.18 feet to an intersection with the South boundary of the North ½ of the South ½ of the North 1.2 of the NE ¼ of said Section 6; thence N. 89°25'58"W. along said South boundary 501.02 feet; thence departing from said South boundary N. 00°50'57"E. 999.51 feet to an intersection with the North boundary of said NE 1/4; thence S. 89°30'33"E. along said North boundary 501.02 feet to the point of beginning.

Subject to all easements, rights of way and restrictions of record.

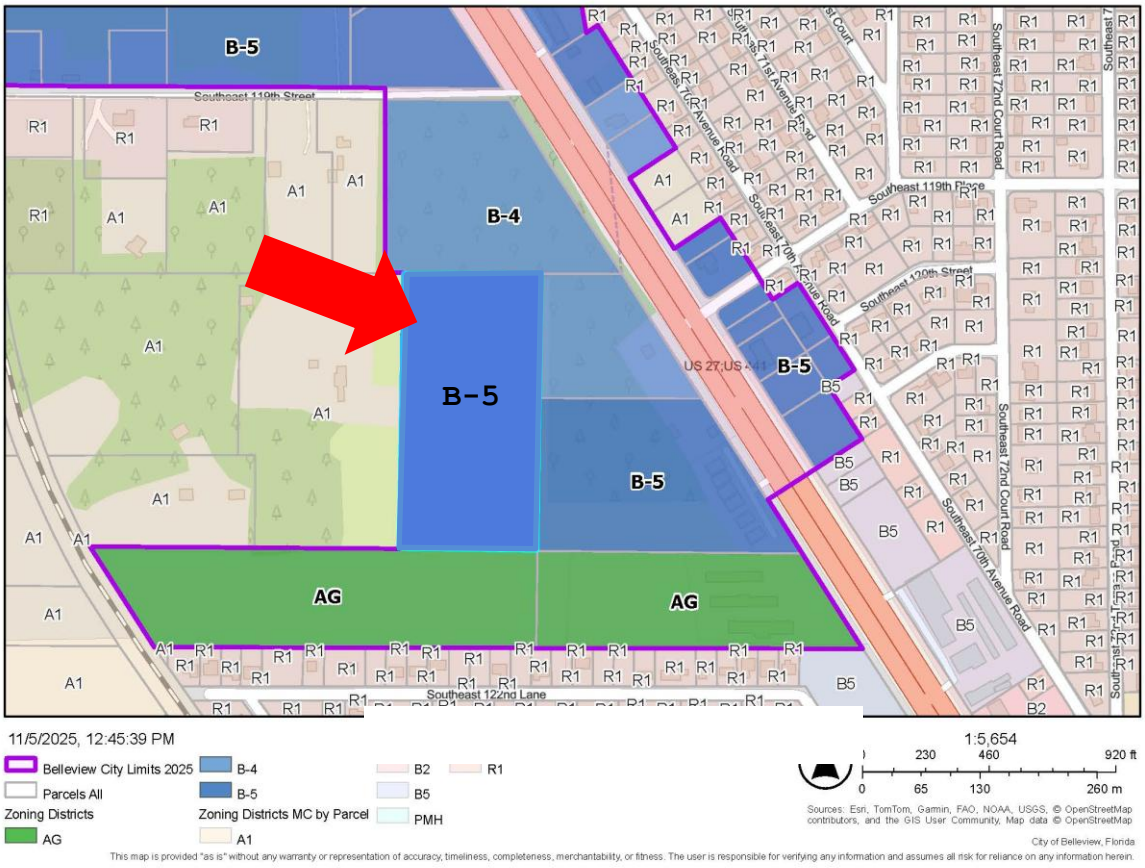
The above legal description also describes lands located in Marion County Florida also known as Parcel ID#s **45367-000-01** being also depicted on Map 1 and Map 2.

Map 1 – Current Zoning Map



Map 2 – Proposed Zoning Map

Leaders Companies LLC



Section 2. **Severability**. If any provision or portion of this Ordinance is declared by any court of competent jurisdiction to be void, unconstitutional or unenforceable, then all remaining provisions and portions of this Ordinance shall remain in full force and effect.

Section 3. **Conflicts Repealed**. All ordinances or parts of ordinances in conflict with this Ordinance shall be repealed to the extent of such conflict. If any portion of this Ordinance is found to be invalid, then only that portion of this Ordinance shall be stricken.

Section 4. **Effective Date**. This Ordinance shall become effective immediately upon adoption.

CERTIFICATE OF ADOPTION AND APPROVAL

The above and foregoing ordinance was duly read and approved upon First Reading by a _____ vote of the City Commission of the City of Belleview, Florida, at a Regular Meeting held on 11/18/2025. Said ordinance was duly read, passed, and adopted upon Final Reading by a _____ vote of the City Commission of the City of Belleview, Florida at a Regular Meeting held on 12/16/2025.

_____
CHRISTINE K. DOBKOWSKI
Mayor

Attest:

_____
LEZLI MERRITT
City Clerk

Approved as to Form and Legal Sufficiency
For the use and Benefit of the City of Belleview Only:

_____
FREDERICK E. LANDT, III
City Attorney

CERTIFICATE OF ADVERTISING

I HEREBY CERTIFY that foregoing Ordinance was advertised for a Public Hearing in the _____ edition of the Voice of South Marion in accordance with Florida Statutes.

_____
LEZLI MERRITT
City Clerk

CITY OF BELLEVIEW

Date: 10/1/2025

Planning & Zoning Board Hearing: 10/14/2025
Commission: First Reading 11/18/2025 - Final Reading 12/16/2025

Application Number:
PR25-0002

Project Number:
RZ25-0002

Application Type:
Zoning Map Change

Request:
Amend the City's Zoning Maps

Owner/Applicant:
Carole Anne Delucian/Leaders Companies, LLC

Agent/Engineer/Architect:
None at this time

Related Applications:
AN25-0002
SSC25-0002
RZ25-0001

Parcel #:
45367-000-01

Acreage:
11.50 +/-

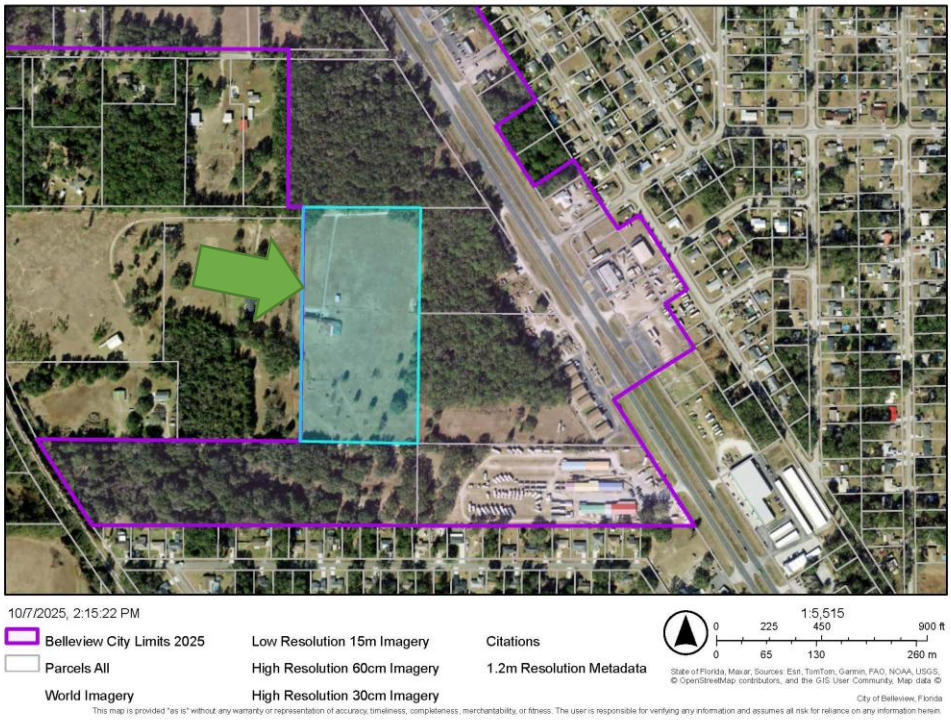
Existing Land Use:
Commercial

Proposed Zoning:
B-5

P&Z Recommendation:
Approve

LOCATION MAP

45367-000-01



Public Notice
Notice of public hearing was mailed to 8 property owners within 300 feet of the subject properties

Location
The property is located at 12080 S US HWY 441, which is behind Look-A-Like Plaza. S US HWY 441 is a Florida Department of Transportation maintained road. The subject property does not appear to be located in a flood zone, as found on Community Panel Number 12083-C0741D.

Request
This application is a request to amend the Official Zoning Map of the City of Belleview.

Background
The subject property is owned by Carole Anne Delucian, and is currently zoned AG with a commercial landuse. Leader's Companies, LLC is purchasing the property along with several others in the area to develop them for commercial use. This

Comprehensive Plan Amendment: NA

application, initiated by the developer amends the Zoning Map of the City of Belleview (Chart 1). The property is surrounded by commercial and agricultural properties. The property has convenient access to S US HWY 441. The property to the west is being annexed as part of the same project and a separate application will request rezoning of that parcel.

Chart 1

Future Land Use Map Request	From: Commercial To: Commercial
Zoning Map Request	From: AG To: B-5
Location	One parcel totaling 11.50 acres +/-. Parcel numbers **45367-000-01.**
Property Owner(s)	Carole Anne Delucian
Surrounding Future Land Use Designations	North: Commercial South: Commercial East: Commercial West: Commercial (County)
Surrounding Zoning Designations	North: B-4 South: AG East: B-4/B-5 West: A-1 (County)
Surrounding Existing Land Uses	North: Agricultural (County) South: Commercial East: Commercial West: Commercial (Vacant)
Soil Information	ARB (Soil Survey of Marion County, Florida)
Flood Zone	The subject property does not appear to be located in a flood zone, as found on Community Panel Number 12083-C0741D.

STAFF ANALYSIS:

1. **Concurrency**

   Sanitary Sewer – This property has not previously been connected to City sewer. Sewer lines are present along S US HWY 441. Development of this parcel will require connection to sewer at developer expense. Public Works staff has indicated adequate capacity to serve the proposed landuse and zoning

   Potable Water – This property has not previously been connected to City water. Water lines are present along S US HWY 441. Development of this parcel will require connection to City water at developer expense. Public Works staff has indicated adequate capacity to serve the proposed landuse and zoning.

   Solid Waste – This property has not previously received solid waste services. Property will be required to provide their own commercial solid waste services.

   Drainage – Future development will be required to meet St. John's Water Management District and City of Belleview drainage requirements. The site contains Arredondo soil which is well drained and suitable for development.

   Schools – No impacts on Marion County schools will result from this application. Marion County School Board planners have been notified of this application.

2. **Impacts on Affordable Housing** – No impacts on affordable housing will result from this application.
3. **Compatibility with Adjacent Land Uses** – The subject property is located in a commercial area and is bordered by commercial and agricultural land.
4. **Sprawl Control** – The proposed amendment is consistent with the urban sprawl control requirements of 163.3177(6)(a)9, Florida Statutes.
5. **Consistency with Adopted Codes and Standards** – The proposed amendment is consistent with the Belleview Comprehensive Plan and Land Development Regulations.

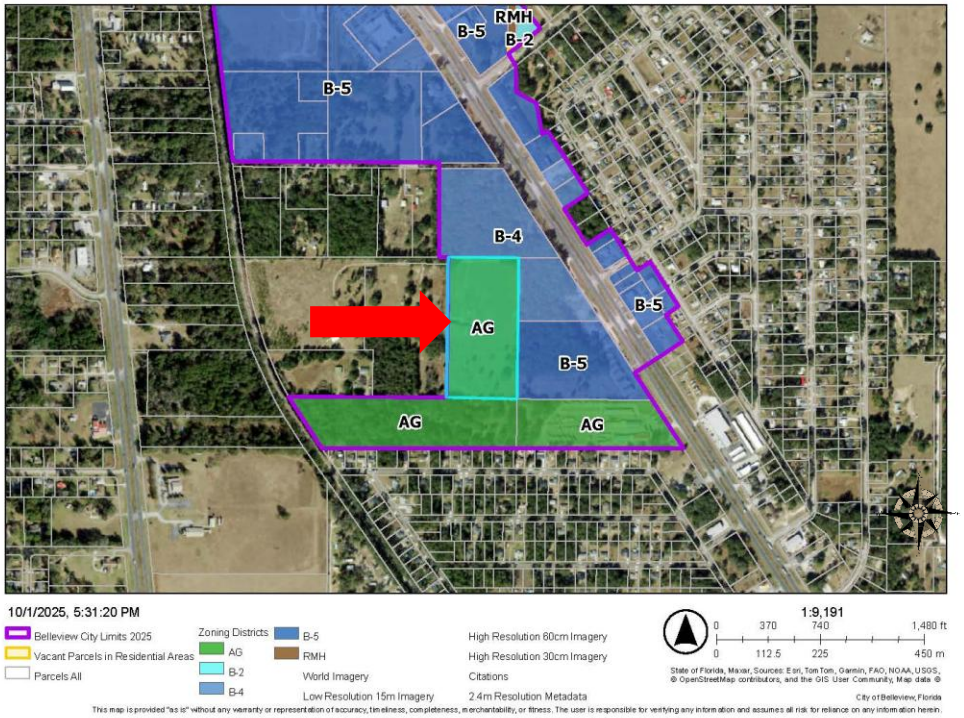
RECOMMENDATIONS:

Staff – Staff recommends **APPROVAL** of application RZ25-0002 to change the subject properties from existing AG zoning designation to B-5 zoning designation as depicted in Table 1 of this report, based upon the staff report and on the following recommended findings of fact:

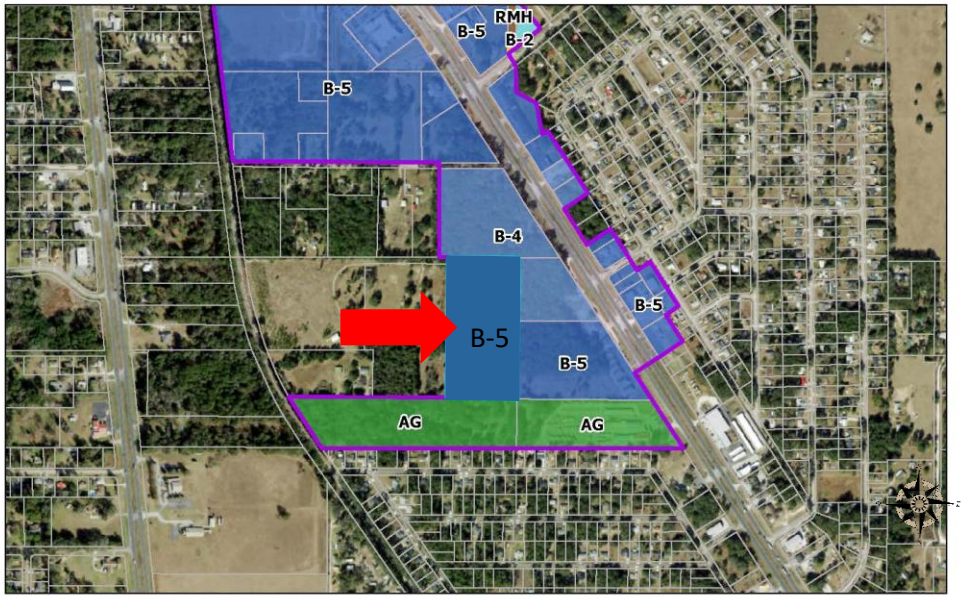
a. The proposed amendments are the result of purchase.
b. The proposed amendments are consistent with the City of Belleview Comprehensive Plan and Code of Ordinances.
c. The proposed amendments are located adjacent to existing commercial designated properties and existing business uses, and do not promote urban sprawl.
d. The proposed amendments do not grant concurrency for the subject properties and concurrency review will be required prior to any development.

Zoning Maps

Existing Zoning



Proposed Zoning





45367-000-01



9/3/2025, 12:14:35 PM

1:5,515

0 225 450 900 ft

0 65 130 260 m

Belleview City Limits 2025

Parcels All

World Imagery

Low Resolution 15m Imagery

High Resolution 60cm Imagery

High Resolution 30cm Imagery

Citations

1.2m Resolution Metadata

State of Florida, Maxar, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Map data ©

City of Belleview, Florida

This map is provided "as is" without any warranty or representation of accuracy, timeliness, completeness, merchantability, or fitness. The user is responsible for verifying any information and assumes all risk for reliance on any information herein.

Business Impact Estimate

This form should be included in agenda packet for the item under which the proposed ordinance is to be considered, and must be posted on the City of Belleview's website by the time notice of the proposed ordinance is published.

Proposed ordinance's title/reference:
Ordinance 2025-11 Rezoning of 45367-000-01 from AG to B-5 for Leaders Companies LLC

This Business Impact Estimate is provided in accordance with section 166.041(4), *Florida Statutes*. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☒ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant, or other financial assistance accepted by the municipal government.
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
    a. A development order or development permit, as defined in s. 163.3164, F.S.; a development agreement as authorized by ss. 163.3220-163.3243, F.S.; or a comprehensive plan amendment or land development regulation amendment initiated by an application by a private party other than the municipality;
    b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
    c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
    d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

In accordance with the provisions of controlling law, even notwithstanding the fact that, an exemption noted above may apply, the City of Belleview hereby publishes the following information:

[1] *See* Section 166.041(4)(c), *Florida Statutes*.

1. Summary of the proposed ordinance (must include statement of the public purpose, such as serving the public health, safety, morals, and welfare):

Ordinance 2025-11 is proposed for the purpose of rezoning parcel 45367-000-01 from AG to B-5. This parcel will be redeveloped as part of the proposed "Big Box" project.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, including the following, if any:
(a) An estimate of direct compliance costs that businesses may reasonably incur;
(b) Any new charge or fee imposed by the proposed ordinance, or for which businesses will be financially responsible; and
(c) An estimate of the City regulatory costs, including estimated revenues from any new charges or fees to cover such costs.

There are likely to be direct compliance costs associated with Ordinance 2025-11. The applicant/owner of the property intends to propose a "Big Box" store on this property. There are costs to be incurred by the applicant/owner, such as application fees, impact and/or connection fees related to water and sewer.

Ordinance 2025-11 does not impose any new charge or fee on businesses other than the owner.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

No impact on businesses.

4. Additional information the governing body deems useful (if any):

Proclamation: National GIS Day

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

National GIS Day Proclamation

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Proclamation

BACKGROUND:

GIS day is November 19, 2025. Accepting the Proclamation is Tom Kukitz, GIS Mapping & Asset Specialist.

RECOMMENDED ACTIONS:

ATTACHMENTS:

11-18-25 National GIS Day Proclamation

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Proclamation

CITY COMMISSION
OF THE CITY OF BELLEVIEW, FLORIDA

WHEREAS, the City of Belleview recognizes that an understanding, use and application of geospatial technology is crucial to operating our infrastructure, sustaining our natural resources, and stimulating economic growth, thus, benefitting the welfare of the general public throughout Belleview; and

WHEREAS, geographic information systems (GIS) technology allows us to see and model complex relationships and patterns to more intelligently respond; and

WHEREAS, there is a need to promote GIS awareness, education and technical training to use this rapidly developing technology to its full potential; and

WHEREAS, the City of Belleview acknowledges those that have chosen GIS as their profession or as part of their discipline to improve the lives of our citizens; and

WHEREAS, to recognize and support the efforts of nonprofits who work on activities to improve conservation, human services, and various humanitarian efforts to better our world; an

WHEREAS, Belleview is committed to utilizing GIS to inform decision making and better serve its residents and make useful geographic information open and easily available to the public, as a platform for innovation

NOW, THEREFORE, I, CHRISTINE K. DOBKOWSKI, Mayor/Commissioner of the City of Belleview, on behalf of the City of Belleview, do hereby proclaim November 19, 2025 as

National GIS Day

PROCLAIMED this 18th Day of November, 2025.

_____
CHRISTINE K. DOBKOWSKI
Mayor/Commissioner

ATTEST:

_____
LEZLI MERRITT
City Clerk

Unscheduled Audience

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Unscheduled Audience

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Unscheduled Audience

BACKGROUND:

Protocol:

1. Please speak clearly, stating your name and address for the record.
2. Each speaker is allowed a maximum of three (3) minutes, unless allotted more time by the Mayor.
3. Citizen comments will be directed to the City Commission and not addressed to a single staff person or the City Attorney, unless so directed by the Mayor.
4. Please give any documents or packets you may have for distribution to the Commission to the City Clerk. If you wish to have them distributed immediately, eight copies will be required.
5. After stating your concern or suggestion to the Commission, please take your seat.

While we understand the emotional aspect of some topics, we ask that you remain civil and respectful.

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

City Clerk Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Updates: City Clerk

PRESENTING PARTY:

Lezli Merritt, City Clerk

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Development Services: 484 Business Park North Phase 1 Master Plan

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Development Services: 484 Business Park North Phase 1 Master Plan

PRESENTING PARTY:

Shawna Chancey, Development Services Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

The 484 Business Park North is located along SE 132nd Street Road and the SE HWY 484 junction. This master plan covers 7 lots for phase 1 with the reminder of the lot to be developed in the future. A variance from lot coverage requirements was requested, which will allow each lot to plan for 80% lot coverage. The variance has been approved by the Planning & Zoning Board.

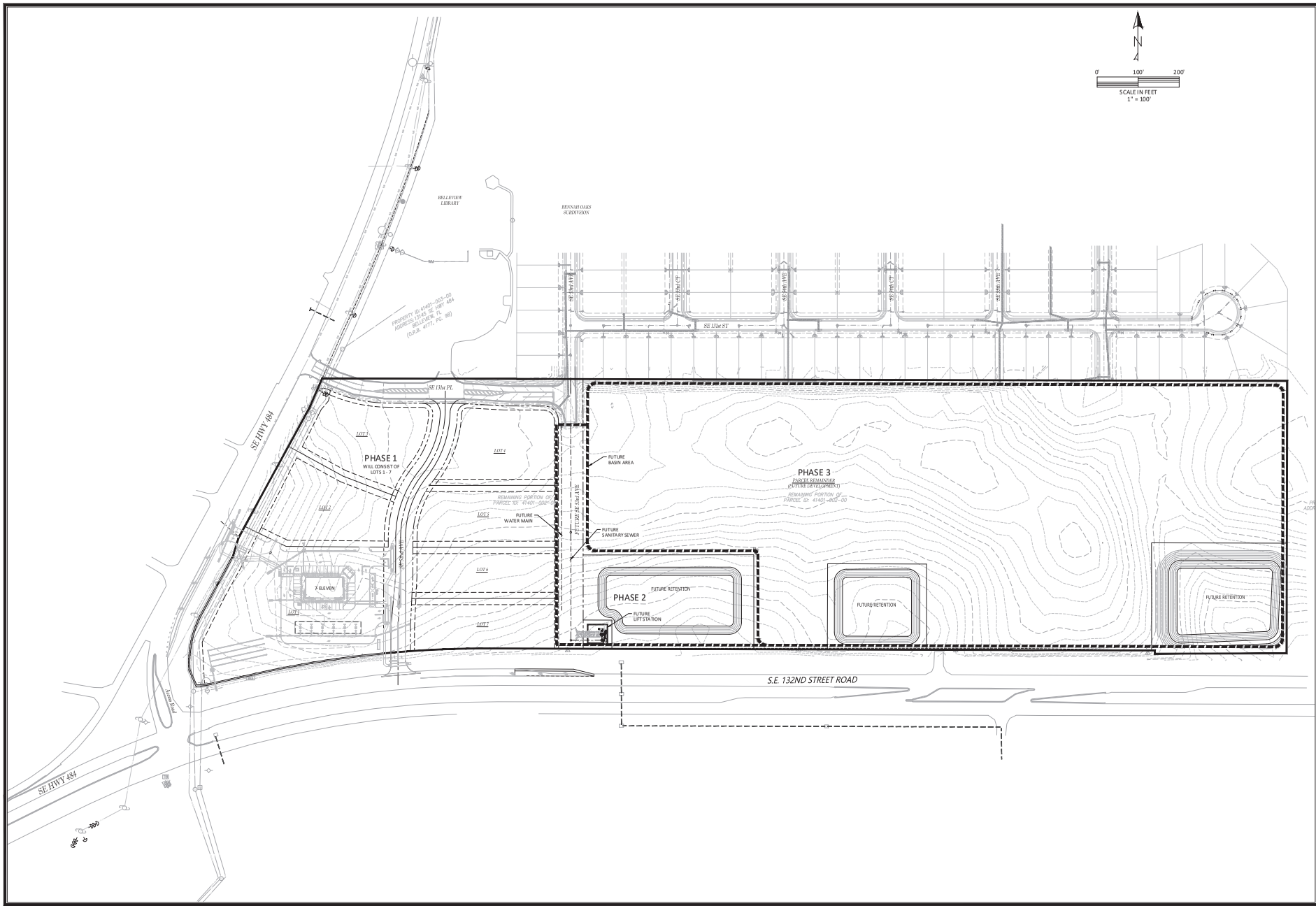
RECOMMENDED ACTIONS:

Motion to approve the 484 Business Park North Phase 1 Master Plan

ATTACHMENTS:

Master Plan

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.



Miller & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE:

PRELIMINARY PLAT
484 BUSINESS PARK NORTH - PHASE I
CITY OF BELLEVIEW, MARION COUNTY, FLORIDA

STORMWATER & UTILITY MASTER PLAN

DATE 11/06/2025
DRAWN BY KD
CHKD. BY JMM
JOB NO. 24-9017

SHT. 1

S:\Marion County\484 Business Park Ph 1\CIVIL\PRELIMINARY_PLAT\Stormwater & Utility Master Plan.dwg, 6/11/2025 8:48:56 AM, DWG To PDF.pc3

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Finance Department Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Updates: Finance Department

PRESENTING PARTY:

Donna Morse, Deputy Finance Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Public Works Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Updates: Public Works Department

PRESENTING PARTY:

Bob Titterington, Public Works Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Chief of Police Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Updates: Chief of Police

PRESENTING PARTY:

Terry Holland, Chief of Police

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Information Technology Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Updates: Information Technology

PRESENTING PARTY:

Kevin Towne, IT Director

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

City Attorney Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Updates: City Attorney

PRESENTING PARTY:

Fred Landt, Attorney

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

City Administrator Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Updates: City Administrator

PRESENTING PARTY:

Mariah Moody, City Administrator

ITEM TYPE:

Other City Business/Department Updates

BACKGROUND:

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.

Commission Updates

CITY COMMISSION MEETING AGENDA ITEM REPORT

DATE OF MEETING: November 18, 2025

AGENDA ITEM:

Commission Updates

PRESENTING PARTY:

Mayor Dobkowski

ITEM TYPE:

Commission Updates

BACKGROUND:

Updates From:

- Commissioner Ray Dwyer
- Commissioner Ron Livsey
- Commissioner Michael Goldman
- Commissioner Bo Smith
- Mayor Christine Dobkowski

RECOMMENDED ACTIONS:

ATTACHMENTS:

The Commission reserves the right to postpone any decision on audience, or walk-in requests until sufficient time has been allowed for review of documentation.